



City of Charleston

PLANNING COMMISSION

June 16, 2021

Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/pc

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

Planning Commission – June 16, 2021

Just as in an in-person meeting, all items heard today are part of a **public meeting format**. Following this introduction, staff will explain how public comments will be shared in this virtual setting.

All **zoning, rezoning and ordinance amendment requests** will receive a recommendation from the Planning Commission and will then go to City Council. Public hearings for the zoning, rezoning and ordinance amendment items will be held at the **July 20, City Council** meeting.

Meeting results will be posted on the City's website at www.charleston-sc.gov/pc.

Your City of Charleston Planning Commission Members are:

Charles Karesh – *Chair*

Harry Lesesne – *Vice-Chair*

Jimmy Bailey, Jr.

Loquita Bryant-Jenkins

Erika V. Harrison

Donna Jacobs

Angie Johnson

Sunday Lempesis

Chaun William Pflug

Your City of Charleston Assisting Staff are:

Christopher Morgan, *Planning Manager*

Lee Batchelder, *Zoning Administrator*

Philip Overcash, *Senior Planner*

Ana Harp, *Senior Zoning Planner*

Chloe Stuber, *Planner*

Marcia Grant, *Clerk*

Virtual Meeting Protocol

Staff will control the PowerPoint slides displayed throughout the meeting.

Applicants, staff, Commissioners, and the public are required to give their name first whenever speaking.

Video and microphone have been disabled for all attendees. The public will only be given the capability to speak when they are called on during the public comment period. Applicants will be promoted to panelist for the duration of their item, giving them temporary access to microphone and video. They should remain muted unless called on to speak.

Chat and the Q&A functions have been disabled for everyone.

These proceedings are being recorded.

Order of the Meeting:

- City staff present the agenda item and recommendation
- Applicant comments
- Public comments in favor (first spoken, then written)
- Public comments in opposition (first spoken, then written)
- Applicant response
- Commission discusses agenda item, makes a motion, and votes

Virtual Meeting Protocol

Commission:

- Commission members should be both seen on video and heard when speaking.
- Commissioners will be polled by the Chairman for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Commissioner making the motion should correct the Chairman if he has not re-read the motion accurately.
- Commissioners that need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next agenda item.
- If the Commission needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Public Comment Period

Providing Comment:

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Rezoning 1

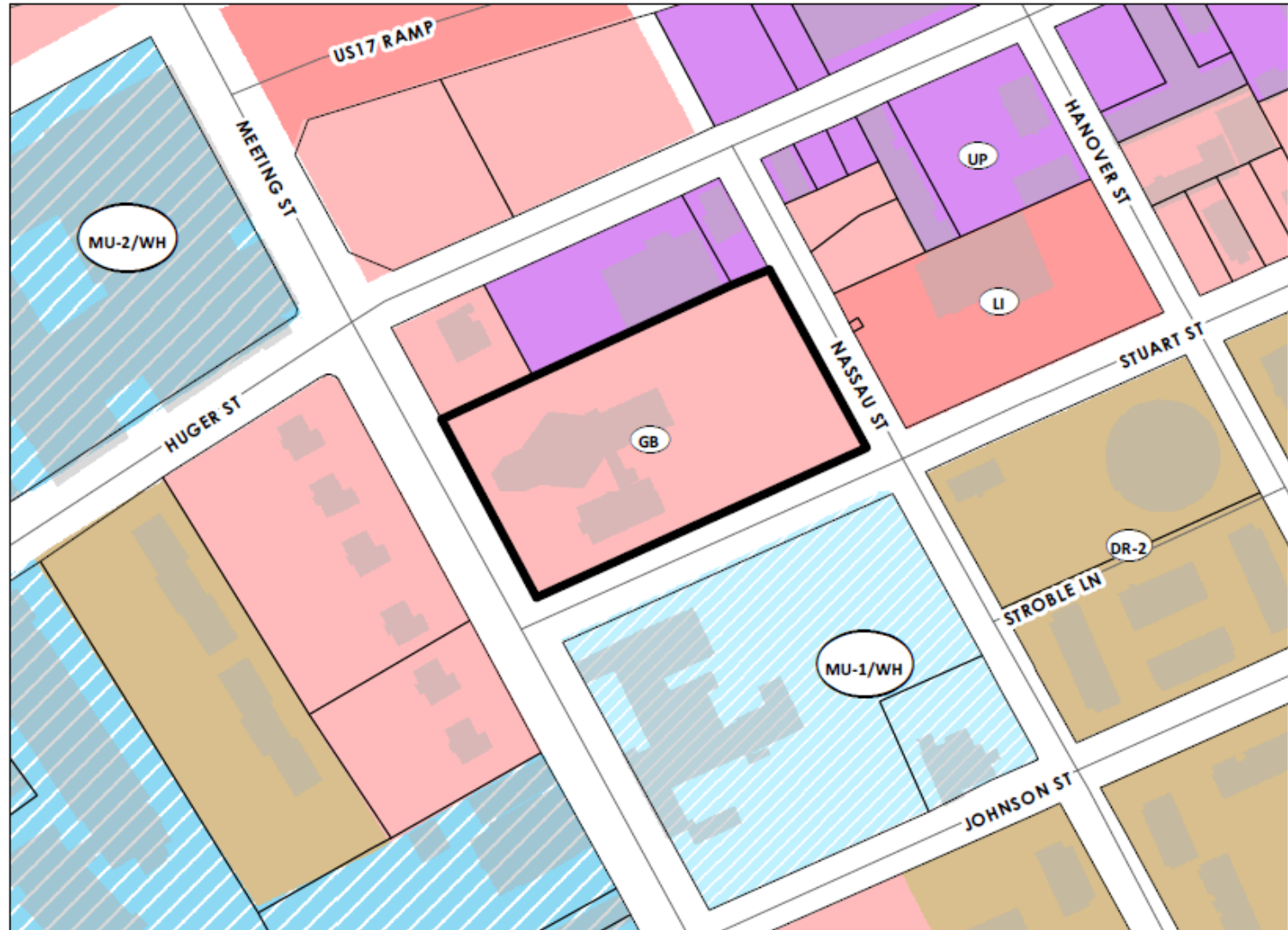
584 Meeting St
(East Central - Peninsula)

TMS # 4590103045

approx. 1.623 acre

Request rezoning from General Business
(GB) to Mixed-Use/Workforce Housing
(MU-2/WH).

Owner/Applicant: 584 Meeting St LLC

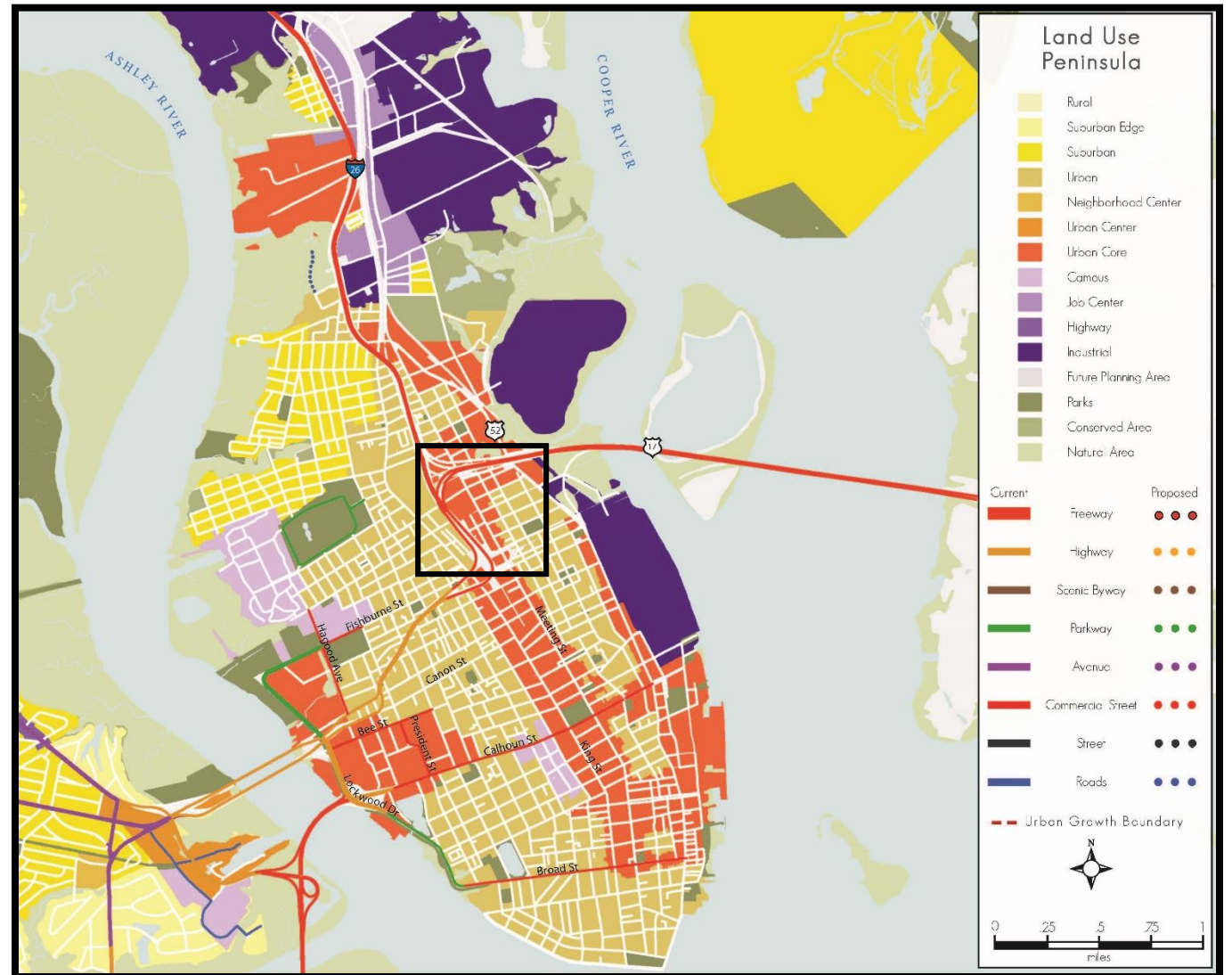


Century V Plan

REZONING 1

584 MEETING ST

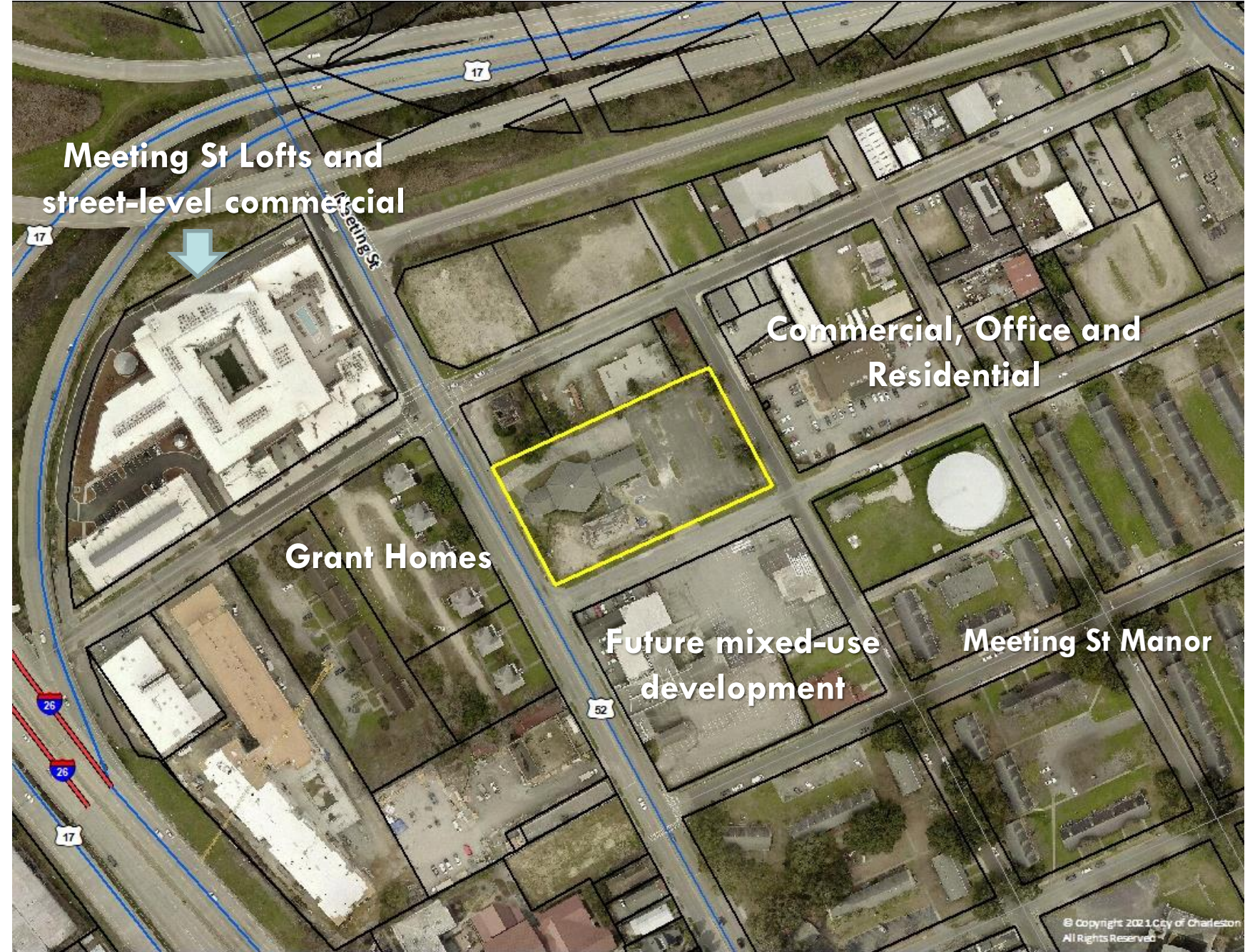
URBAN CORE



AERIAL

REZONING 1

584 MEETING ST
(EAST CENTRAL – PENINSULA)



SUBJECT PROPERTY: OBLIQUE IMAGE



02/19/2019

© All Pictomet

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SUBJECT PROPERTY



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ADJACENT PROPERTY TO THE SOUTH



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ADJACENT PROPERTY TO THE NORTH



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REAR OF PROPERTY



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Rezoning 1

Staff Recommendation:

APPROVAL

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Ordinance Amendment 1

To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to create a Special Parking District Overlay Zone for the purpose of eliminating minimum off-street parking requirements applicable to certain uses within the district and to change the Zone Map, which is a part thereof, so that properties designated as Charleston County TMS Nos. 457-04-02-007 to 012, 457-04-02-014 to 033, 457-04-02-035 to 041, 457-04-02-081, 457-04-02-111, 457-04-02-113 to 134, 457-04-02-157 to 172, 457-04-02-175 to 182, 457-04-02-184 to 191, 457-04-02-193 to 194, 457-04-04-009 to 023, 457-04-04-039, 457-04-04-041 to 047, 457-04-04-092, 457-04-04-094 to 105, 457-04-04-107 to 111, 457-04-04-117, 457-04-04-129 to 130, 457-04-04-150 to 154, 457-04-04-157 to 160, 457-04-04-163, 457-04-04-167 to 201, 457-04-04-258 to 269, 457-04-04-271 to 277, 457-04-04-307 to 320, 457-04-04-322, 457-08-01-039 to 044, 457-08-01-046, 457-08-01-048 to 064, 457-08-01-072, 457-08-01-078, 457-08-01-080, 457-08-01-088 to 090, 457-08-01-095 to 117, 457-08-01-125 to 127, 457-08-01-141 to 156, 457-08-01-163, 457-08-02-020 to 026, 457-08-02-032 to 038, 457-08-02-135, 457-08-02-159 to 161, 457-08-04-003, 457-08-04-015 to 017, 457-08-04-019, 457-08-04-0191, 457-08-04-020 to 032, 457-08-04-035 to 040, 457-08-04-042, 457-08-04-088, 457-08-04-091, 457-08-04-131, 457-08-04-133 to 134, 457-08-04-137 to 143, 457-08-04-148 to 149, 457-08-04-154 to 156, 457-08-04-184 to 188, 457-12-02-009 to 010, 457-12-02-041, 457-12-02-046 to 049 and 457-12-04-015 be included within the Special Parking District (SPD) Overlay Zone.

Proposed Ordinance

INCIDENT TO THE ADOPTION OF THIS ORDINANCE, CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT:

1. On January 26, 2021, City Council enacted Emergency Ordinance No. 2021-007, establishing a Special Parking District (SPD) Overlay Zone, as set forth therein.
2. On March 23, 2021, City Council enacted Emergency Ordinance No. 2021-032, extending the operation of Emergency Ordinance No. 2021-007 through May 23, 2021.
3. On May 11, 2021, City Council enacted Emergency Ordinance No. 2021-____, extending the operation of Emergency Ordinance No. 2021-007 through July 10, 2021.
4. As set forth in Emergency Ordinance No. 2021-007, the City should maximize the use of existing spaces in buildings within a specific area along King Street, while minimizing adverse impacts on traffic, among other things, on residential areas and on the public rights-of-way within the City.
5. Based on this record of performance, City Council finds it necessary and appropriate to adopt the substantive provisions of Emergency Ordinance No. 2021-007 as a permanent ordinance applicable to the specified area.
6. Such a policy serves a compelling government interest by continuing the important positive impact of such area on the health, welfare, culture, and economy of the City.
7. Such a policy also serves a compelling government interest by facilitating the preservation of existing buildings within this historic area of the City.

Proposed Ordinance (contd)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Sec. 54-511 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the following new Sec. 54-511.c:

c. (1) Intent. A new parking overlay zone, to be known as the Special Parking District, SPD Overlay Zone is hereby established to facilitate the occupancy of buildings existing as of November 30, 2020, within the district.

(2) Exempt Properties. Except as set forth in Sec. 54-511.c.(3), buildings on properties located in the Special Parking District Overlay Zone, as shown on the City's zone map, shall be exempt from the minimum off-street parking requirements set forth in Sec. 54-208.1, Sec. 54-220, Sec. 54-317.a and Table 3-3 (Off-Street Parking Requirements).

(3) Exceptions. Notwithstanding Sec. 54-511.c.(2), any building or structure, or any extension or expansion of an existing building or structure, constructed on or after December 1, 2020 shall not be exempt from the minimum off-street parking requirements.

Section 2. That Sec. 54-202 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the following new Sec. 54-202.n:

n. Special Parking District, SPD Overlay Zone. See Sec. 54-511.c.

Section 3. That Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the zone map, which is part thereof, so as to add the properties designated as Charleston County TMS Nos. 457-04-02-007 TO 012, 457-04-02-014 TO 033, 457-04-02-035 TO 041, 457-04-02-081, 457-04-02-111, 457-04-02-113 TO 134, 457-04-02-157 TO 172, 457-04-02-175 TO 182, 457-04-02-184 TO 191, 457-04-02-193 TO 194, 457-04-04-009 TO 023, 457-04-04-039, 457-04-04-041 TO 047, 457-04-04-092, 457-04-04-094 TO 105, 457-04-04-107 TO

Proposed Ordinance (contd)

111, 457-04-04-117, 457-04-04-129 TO 130, 457-04-04-150 TO 154, 457-04-04-157 TO 160, 457-04-04-163, 457-04-04-167 TO 201, 457-04-04-258 TO 269, 457-04-04-271 TO 277, 457-04-04-307 TO 320, 457-04-04-322, 457-08-01-039 TO 044, 457-08-01-046, 457-08-01-048 TO 064, 457-08-01-072, 457-08-01-078, 457-08-01-080, 457-08-01-088 TO 090, 457-08-01-095 TO 117, 457-08-01-125 TO 127, 457-08-01-141 TO 156, 457-08-01-163, 457-08-02-020 TO 026, 457-08-02-032 TO 038, 457-08-02-135, 457-08-02-159 TO 161, 457-08-04-003, 457-08-04-015 TO 017, 457-08-04-019, 457-08-04-0191, 457-08-04-020 TO 032, 457-08-04-035 TO 040, 457-08-04-042, 457-08-04-088, 457-08-04-091, 457-08-04-131, 457-08-04-133 TO 134, 457-08-04-137 TO 143, 457-08-04-148 TO 149, 457-08-04-154 TO 156, 457-08-04-184 TO 188, 457-12-02-009 TO 010, 457-12-02-041, 457-12-02-046 TO 049 AND 457-12-04-015, shown on the maps attached hereto and incorporated herein by reference, to the Special Parking District, SPD Overlay Zone.

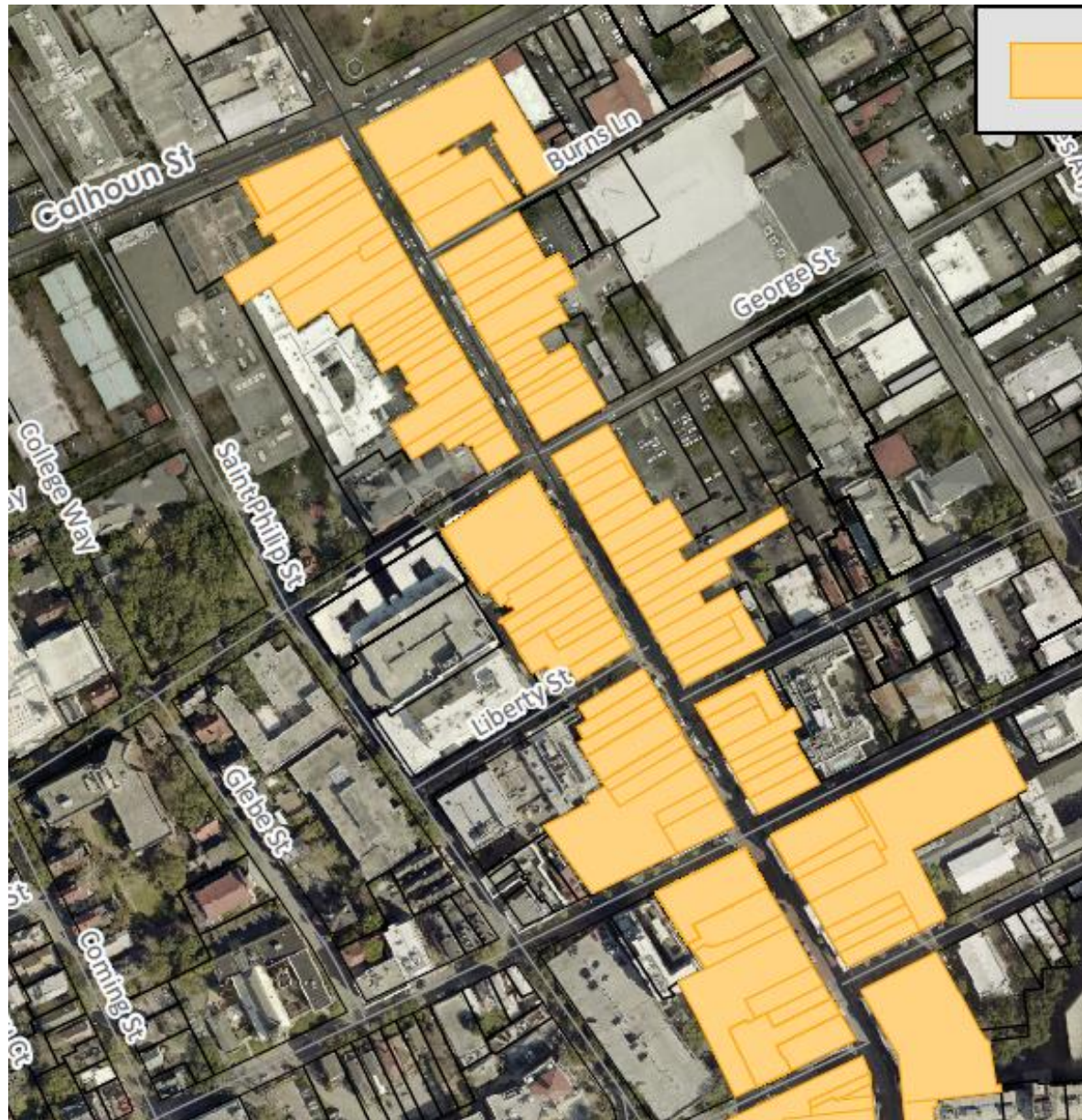
Section 4. This ordinance will become effective upon ratification.

PROPOSED SPECIAL PARKING DISTRICT OVERLAY

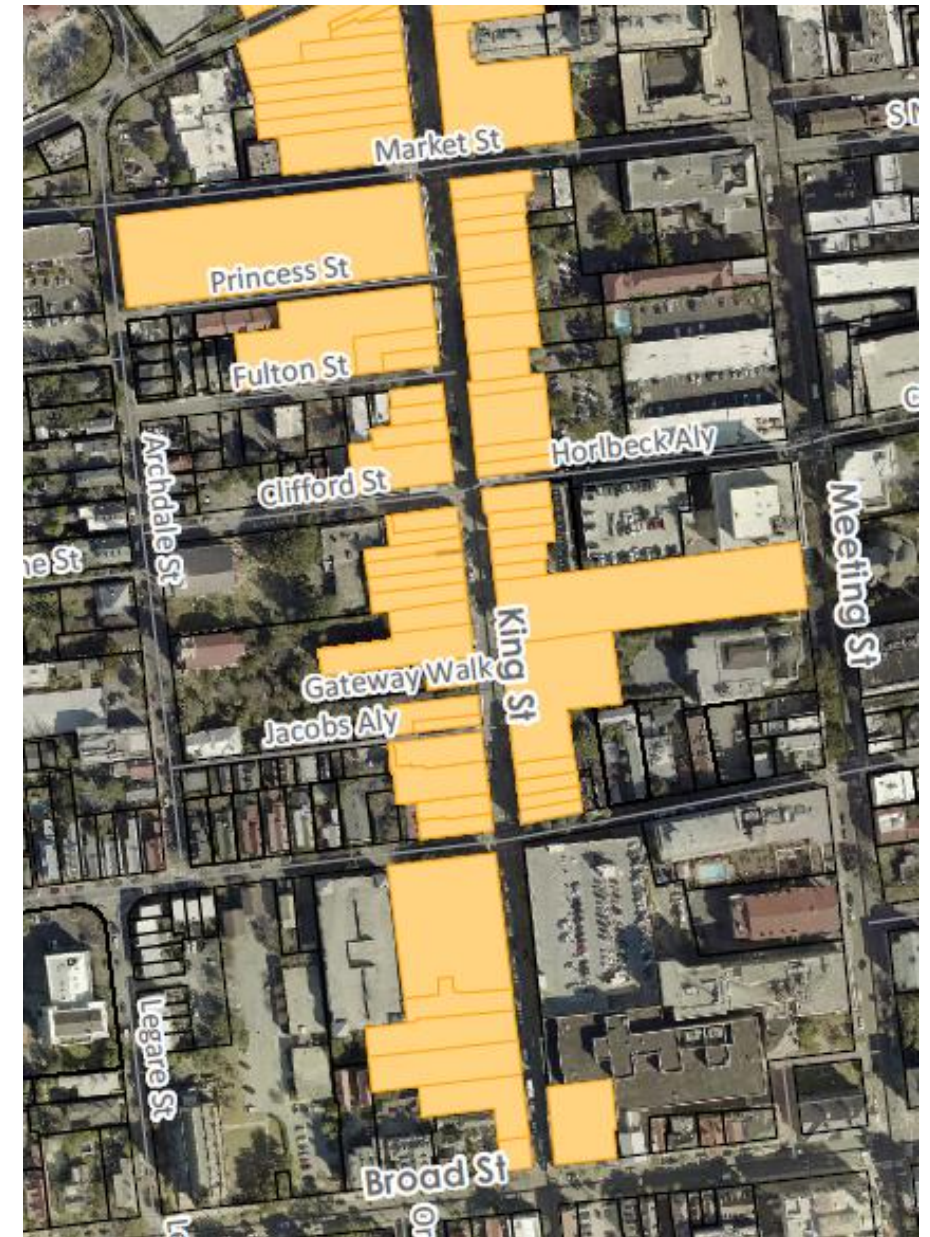


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Upper section



Lower section



Ordinance Amendment 1

Staff Recommendation:

APPROVAL

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Ordinance Amendment 2

An ordinance to amend Article 8 (Subdivision, Property Line Adjustment or Abandonment), Part 3 (Subdivision Design Standards), Section 54-821 (Street Design Standards) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) and add requirements for on-street parking in new subdivisions.

Proposed Ordinance

Section 1. Sec. 54-821, subsections a. through s., of the Code of the City of Charleston (“Zoning Ordinance”) is hereby amended to read as follows (new text in **bold and double underlined** and deleted text with ~~strike through~~):

Sec. 54-821. - Street design standards.

- a. The layout of streets as to arrangement, character, width, grade, and location ~~may~~ **shall** be required to conform to ~~the general plan of the entire tract where completed~~ **the following street design standards**, to adjoining street systems of adjoining properties, to the major thoroughfare plans of the city, ~~and~~ to the topography, natural features, and drainage systems to be provided, **and to the general plan of the entire tract where completed**.
- b. Local streets shall be designed as an interconnected street system while incorporating lower speed geometries.
- c. Subdivisions which abut or have included within the proposed area to be subdivided any limited access, major thoroughfare, or arterial streets shall provide:
 1. A marginal access street, or
 2. Reverse frontage with screen planting contained in a non-access reservation along the rear property line, or
 3. Lots with rear service drives, or

Proposed Ordinance (contd)

4. Other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

The city engineer shall specify which of the above requirements apply to each individual case based upon adequate service to the public interest.

- d. Reserve strips or parcels controlling access to streets shall be prohibited, except where justification is shown by the developer.
- e. Street jogs, with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.
- f. A tangent of at least one hundred (100) feet shall be introduced between reverse curves on major traffic streets.
- g. When connecting street lines deflect from each other at any one point by more than ten degrees, they shall be connected by a curve with a radius of not less than one hundred (100) feet for minor and collector streets, and of such greater radii as the city engineer shall determine for special cases.
- h. Streets shall be so laid out as to avoid acute angles as nearly as practicable between streets at their intersections, except in the case of merging streets.
- i. Property lines at street intersections shall be rounded with a radius of not less than fifteen (15) feet. Larger radii may be required by the city engineer when, in his opinion, such design is advisable to permit the construction of curbs of large radius.

Proposed Ordinance (contd)

- j. Streets shall be defined according to the following functional classifications and right-of-way widths, pavement widths and curb radii shall be as follows:
 - 1. Definitions of Functional Classifications of Streets
 - (a) Access Street: Sometimes called a place or lane, the access street is designed to conduct traffic between dwelling units and higher-order streets. As the lowest-order street in the hierarchy, the access street carries some through traffic and includes short streets, cul-de-sacs and courts.
 - (b) Subcollector Street: The subcollector provides passage to access streets and conveys traffic to collectors. Like the access street, the subcollector provides frontage and access to residential lots but also carries some through traffic to lower-order (access) streets. The subcollector is a relatively low-volume street.
 - (c) Collector Street: A street which collects internal traffic movements within an area of the city, such as among subdivisions, and connects this area with the arterial street system. It does not handle long through trips, but performs the same land service function as a local street.
 - (d) Arterial Street: A facility designed mainly for through traffic, but it also normally performs a secondary land service function. Parking and loading may be restricted or prohibited to improve the capacity for moving traffic. It accommodates major movements of traffic not served by expressways and brings traffic to and from expressways.

Proposed Ordinance (contd)

2. Minimum right-of-way widths and pavements widths (exclusive of curb and gutter). See Table 8.1.
3. Minimum radii. See Table 8.2.
- k. Half streets along property lines shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the city engineer finds that it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Whenever a half street exists adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
- l. Dead-end streets designed to be so permanently, shall not be longer than eight hundred (800) feet except where land cannot be subdivided otherwise practicably and shall be provided at the closed end with a turn-around having a street property line diameter of at least eighty (80) feet.
- m. No street names shall be used which will duplicate or be confused with the names of existing streets. Street names proposed by the subdivider shall be subject to check by the GIS Division and where duplication or confusion with names of existing streets occurs, the GIS Division shall require the subdivider to substitute names free from duplication or confusion.

Proposed Ordinance (contd)

TABLE 8.1: MINIMUM STREET WIDTHS ^a							
	UNDIVIDED STREET			DIVIDED STREET			
	Paved Section w/o curb/gutter			Paved Section w/o curb/gutter			
	Curb Type:			Curb Type (1-way width):			
Functional Classification	Mountable	Vertical	Right- of- way	Mountable	Vertical	Total Paved Width with Median	Right- of- way
Local Single- Family Residential:							
Access	22 ^{b, e, f}	22 ^{b, e, f}	50 ^{e, f}	16 ^c	18 ^c	50 ^d	70
Subcollector	26	28	55	18	20	60	80
Subdivision Entrance and Local Multi- Family	28	30	60	18	20	60	80

Proposed Ordinance (contd)

TABLE 8.1: MINIMUM STREET WIDTHS^a

	UNDIVIDED STREET			DIVIDED STREET			
	Paved Section w/o curb/gutter			Paved Section w/o curb/gutter			
	Curb Type:			Curb Type (1-way width):			
Functional Classification	Mountable	Vertical	Right- of- way	Mountable	Vertical	Total Paved Width with Median	Right- of- way
Collector, and Local Commercial and Industrial	40	44	70	20	22	85	105
Arterial:	Divided arterial streets must be designed to State requirements						
Minor	—	48	75				
Principal	—	60	90				

Proposed Ordinance (contd)

- a. Exclusive of outside curb and gutter
- b. Maximum of 30 feet.
- c. Maximum of 20 feet.
- d. Maximum of 60 feet.
- e. The paved section and right-of-way for local single-family residential access streets serving only single-family detached homes may be reduced to 20 feet and 42 feet, respectively, with the approval of the Zoning Administrator, the Director of the Department of Public Service, and the Director of the Department of Traffic and Transportation, and in consideration of on-street parking needs, and the utility providers and their needs for installing utility services within the rights-of-way which are proposed to be reduced.
- f. On-street parking and community parking lot requirements. Parking spaces shall be provided along local single-family residential access streets with one or more lots that are less than 9,000 square feet in high ground area. Parking spaces shall be provided on-street or in community parking lots constructed with the subdivision, or with a combination thereof. The number of parking spaces provided shall equal or exceed one (1) space for every four (4) lots, or fraction thereof, that are between than 6,000 square feet and 8,999 square feet in high ground, and (1) space for every three (3) lots, or fraction thereof, that are less than 6,000 square feet in high ground. Parking spaces shall be distributed throughout areas with lots that require on-street parking. Community parking lots shall comply with landscaping requirements in Article 3, Part 7, and include spaces that meet the minimum design requirements of Sec. 54-318, except the lots may utilize a durable, pervious paving material with a concrete driveway that extends at least 10 feet beyond the

Proposed Ordinance (contd)

right-of-way. Where on-street parking is provided, the minimum pavement width and minimum right-of-way width for local single-family residential access streets shall be increased, as described herein. On street parking spaces shall be a minimum of 22' in length and 7' wide, exclusive of curb and gutter. Where on-street parking is provided on one side of a street, street pavement width shall be increased to a minimum of 27 feet, exclusive of curb and gutter. Where on-street parking is provided on both sides, pavement width shall be a minimum of 34 feet, exclusive of curb and gutter, and right-of-way width shall be a minimum of 55 feet. Where parking is provided between driveways, the minimum driveway separation shall be 28 feet.

Proposed Ordinance (contd)

TABLE 8.2: MINIMUM CURB RADII

Functional Street Classification	Access and Subcollector	Subdivision Entrance and Local Multi-Family	Collector and Local Commercial and Industrial	Minor and Principal Arterials
Access and Subcollector	15	25	25	30
Subdivision Entrance and Local Multi-Family	25	25	25	30
Collector and Local Commercial and Industrial	25	25	30	30
Minor and Principal Arterials	30	30	30	30

Proposed Ordinance (contd)

- n. Streets and intersection approaches shall not be excessive in grade nor be less than three-tenths of one percent (0.3%) in the gutter profile. Variation from these grades may, however, be permitted by the city engineer where advisable, to adjust to topographical conditions.
- o. Alleys shall be permitted where required to provide for service access, such as off-street parking, loading, and unloading, consistent with and adequate for the uses proposed. Such alleys shall have a minimum right-of-way of twenty (20) feet with a minimum pavement width of twelve (12) feet.
- p. All streets shall be paved in accordance with minimum requirements on file in the office of the city engineer. Final approval, however, may be granted prior to paving, provided adequate bond or escrow of funds conditioned on said paving being completed within one year of the final approval is filed with the city treasurer.
- q. Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one, when other access can be made available and when in the opinion of the city engineer such use would create a safety hazard or otherwise be detrimental to the residents of the existing subdivision due to increased traffic and noise.
- r. No street shall be located within a critical area or freshwater or saltwater wetland unless the applicant shall supply to the City the written approval of OCRM or the U.S. Army Corps of Engineers, or both, as appropriate.

Proposed Ordinance (contd)

- s. Street connectivity requirements: An interconnected street system is necessary in order to provide for access between developments without returning to major roadways, in order to provide access for emergency and service vehicles, in order to enhance and encourage non-vehicular travel, in order to plan for future development and transportation needs and in order to create neighborhoods.

The following street connectivity requirements shall apply:

1. All subdivisions and developments shall include improved street connections to other streets within the development and to adjoining streets, neighborhoods, existing developments, developed tracts and undeveloped tracts. However, subdivisions and developments which are physically isolated by water, marsh, or wetlands from other streets, subdivisions, neighborhoods, existing developments or undeveloped tracts, shall not be required to include street connections.
2. Street connections to adjoining undeveloped tracts shall include a temporary turnaround, in the form of easements or right-of-way, until such time that the adjoining tract is developed and the temporary turnaround area can be abandoned.
3. The appropriateness, location and application of such required street connections are subject to the review and approval of the Zoning Administrator. Street connections shall be made according to appropriate land planning practices for the type of development proposed and the characteristics of adjoining properties.

Ordinance Amendment 2

Staff Recommendation:

APPROVAL

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Zoning 1

420 Arlington Dr (a portion)
(West Ashley - Oakland)

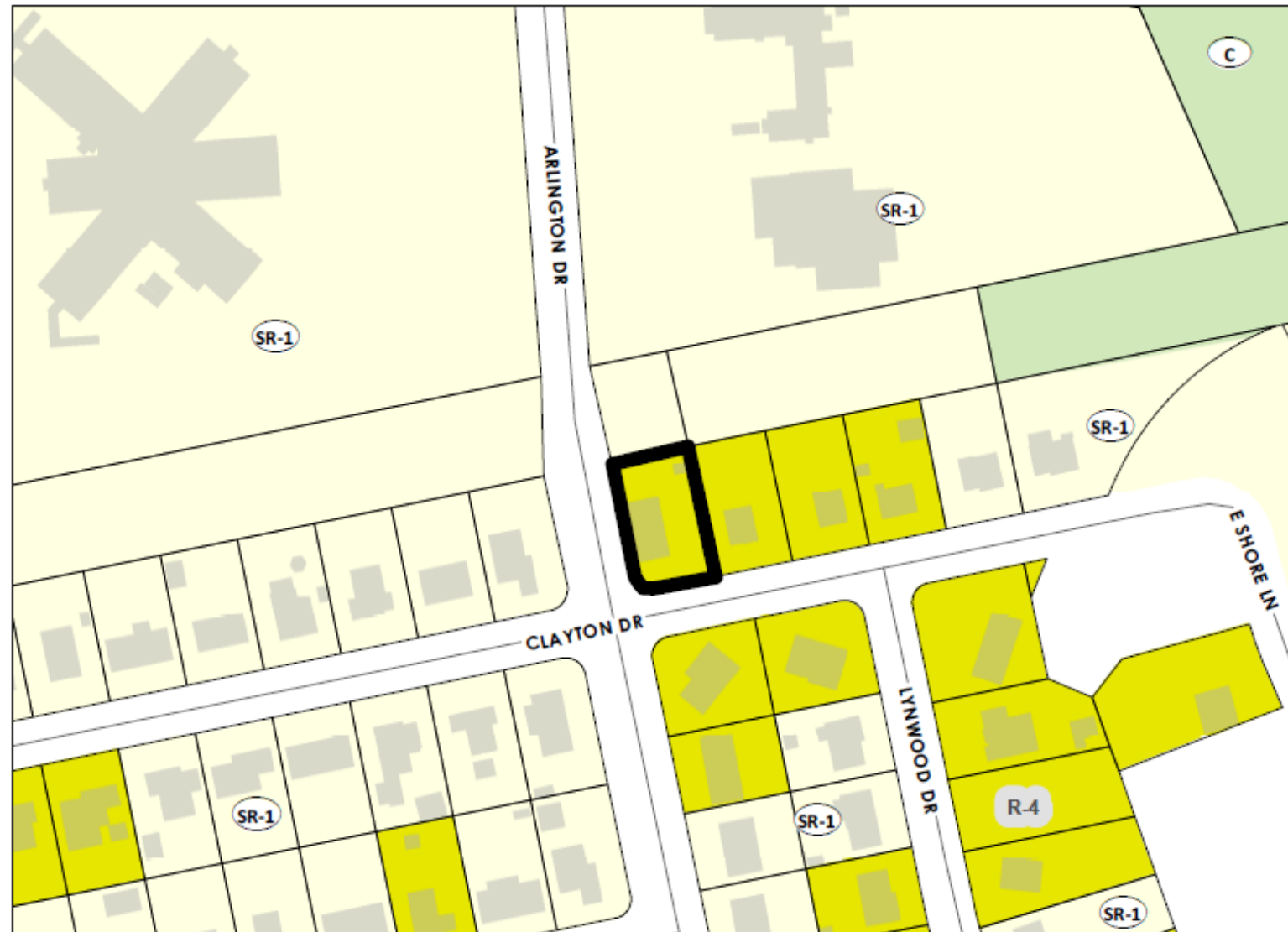
TMS # 3101200083

approx. 0.25 acre.

Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

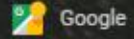
Owner: Olivia Vedad

**STAFF RECOMMENDATION:
APPROVAL**



SUBJECT PROPERTY

420 Arlington Dr
Charleston, South Carolina



Street View



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- Unregistered individuals who raise their hand will not be called on to speak. Advance registration is required.
- Written public comments provided by 12PM today will be read or summarized by staff for the applicable agenda item and made part of the record.
- Members of the public that speak are encouraged to remain in the meeting for the completion of the item on which they commented.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

Zoning 2

2147 & 2151 River Rd
(Johns Island)

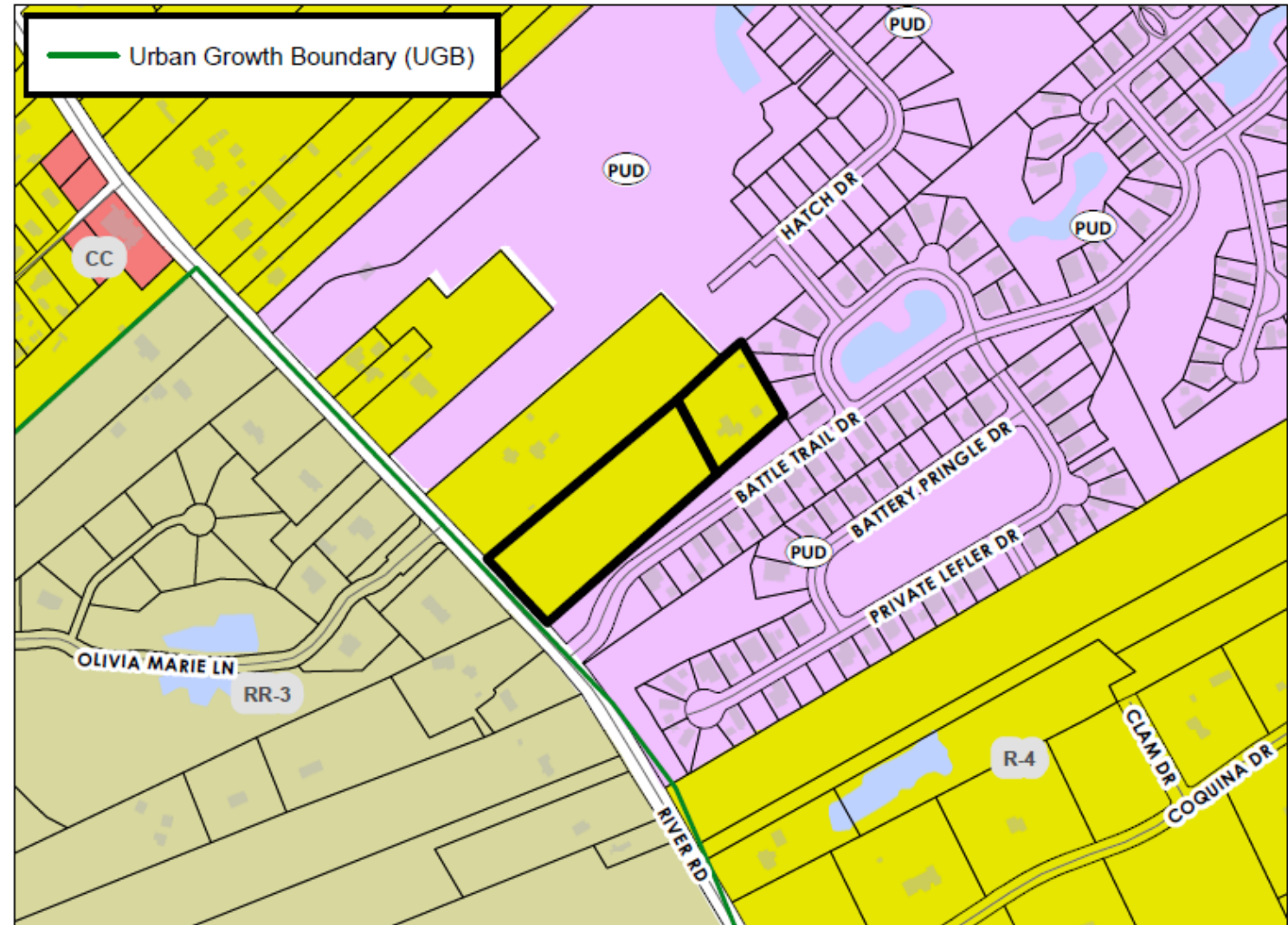
TMS # 3150000110 & 048

approx. 4.78 acres.

Request zoning of Single-Family
Residential (SR-1). Zoned Single-Family
Residential (R-4) in Charleston County.

Owner: Abbi Beckford

STAFF RECOMMENDATION:
DISAPPROVAL OF SR-1,
APPROVAL OF RR-1



SUBJECT PROPERTY – OBLIQUE IMAGE



1/2019

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Public Comment Period

Providing Comment:

- All applications heard today are part of a public meeting format.
- Applicants and members of the public have been required to register, indicate the agenda item they wish to comment on, and submit any documents by 12PM today in order to speak during the public comment period.
- Individuals registered to speak will be called in order for the applicable agenda item. Your microphone will be enabled when it is your turn to speak and disabled when you are done.
- You must state your name and address for the record.
- You may only speak once for each item.
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END OF SLIDES